

ANEXA 1

Hr. 33516 din 09.11.2023

FIȘĂ DE CALCUL PREȚ VÂNZARE ANL

Calfa Corneliu:
Șos. Huși-Stănilă

cerere 20255/07.07.2023

nr.c	rt.	Descrierea	UIM	Calcul	Valori - lei
1		Data receptiei imobilului	luna, an	12.2005	
2		Valoarea de investitie imobil	lei	V _{il}	8810851.27
3		Suprafata construita desfasurata a imobilului	mp	S _{cdi}	12282.00
4		Suprafata construita locuinta - se determina in baza masuratorilor cadastrale	mp	Scdl (r4= r5+r6+r7+r8)	63.90
5	a)	cota indiviza	mp		18.90
6	b)	boxa	mp		
7	c)	apartment	mp		45.00
8	d)	balcon	mp		0.00
9		Valoare de investitie locuinta (V _{il})	lei	V _{il} = (V _{ii} /S _{cdi})*S _{cdl}	45840.53
10		Sumele rezultate din cuantumul chiriei reprezentand recuperarea investitiei	lei	V _{ilr}	7694.16
11		Valoarea de investitie locuinta diminuată cu contravaloarea sumelor rezultate din cuantumul chiriei, reprezentand recuperarea investitiei (V _{ilr}), calculate in functie de durata normala de functionare a cladirii, retinuta de autoritatile publice locale si virata catre ANL	lei	V _{ild} = V _{il} - V _{ilr}	38146.37
12		Rata inflatiei (comunicata de INS, pentru perioada cuprinsa intre data punerii in functiune si data vanzării locuintei, in baza indicelui anual al preturilor de consum, disponibil la adresa web: http://statistici.insse.ro/shop)	%	R _i = IPC-100	118.34
13		Valoarea de investitie actualizata cu rata inflatiei (V1)	lei	V1 = (V _{ild} *R _i)/100+V _{ild}	83288.79
14		Valoarea de investitie ponderata cu coeficientul Cp prevazut la art. 10 alin. (2), lit d1) din Legea nr. 152//1998, republicata, cu modificarile si completarile ulterioare (V2)	lei	V2 = V1 * Cp (Cp=0.90)	74959.91

15	Comision (C) de 1 % din valoarea de vanzare calculata a locuintei, prevazut la art. 10, alin (2), lit. d) din Legea nr. 152/1998, republicata, cu modificarile si completarile ulterioare	lei	C=V2*1%	749.60
16	Valoarea finala de vanzare locuinta (Vvl)	lei	Vvl= V2+C	75709.51

Comisia :

Președinte:

1 ec. Zaharia Costel - consilier CADPP

Membrii:

1.ing. Tarțian Nelu-consilier CADPP

2.ing.Nechifor Florin-Biroul Tehnic (

3. ec.Solomon Monica-Consilier Serv.Impozit

4.jr.Voinescu Mihaela-Comp.Juridic

Președinte de ședință,
Cristinel Popa



Secretar general
Monica Dumitrașcu

Hz. 33523/10/09.11.2023

Scadentat

CALFA CORNELIU

SOS HUSI STANILESTI, I

Suma imprumutata **63,715.92** Dobanda anuala BNR **7.00%**

Suma totala de plata **160,410.51** Dobanda total **9.00%**

LUNA	PRINCIPAL	DOBANDA	RATA LUNARA	SOLD
1	56.83	477.87	534.70	63,715.92
2	57.26	477.44	534.70	63,659.09
3	57.69	477.01	534.70	63,601.83
4	58.12	476.58	534.70	63,544.14
5	58.56	476.15	534.70	63,486.02
6	59.00	475.71	534.70	63,427.46
7	59.44	475.26	534.70	63,368.47
8	59.88	474.82	534.70	63,309.03
9	60.33	474.37	534.70	63,249.15
10	60.79	473.92	534.70	63,188.81
11	61.24	473.46	534.70	63,128.03
12	61.70	473.00	534.70	63,066.79
13	62.16	472.54	534.70	63,005.09
14	62.63	472.07	534.70	62,942.92
15	63.10	471.60	534.70	62,880.29
16	63.57	471.13	534.70	62,817.19
17	64.05	470.65	534.70	62,753.62
18	64.53	470.17	534.70	62,689.57
19	65.01	469.69	534.70	62,625.04
20	65.50	469.20	534.70	62,560.03
21	65.99	468.71	534.70	62,494.52
22	66.49	468.21	534.70	62,428.53
23	66.99	467.72	534.70	62,362.04
24	67.49	467.21	534.70	62,295.06
25	67.99	466.71	534.70	62,227.57
26	68.50	466.20	534.70	62,159.57
27	69.02	465.68	534.70	62,091.07
28	69.54	465.17	534.70	62,022.05
29	70.06	464.64	534.70	61,952.51
30	70.58	464.12	534.70	61,882.46
31	71.11	463.59	534.70	61,811.87
32	71.65	463.06	534.70	61,740.76
33	72.18	462.52	534.70	61,669.11
34	72.72	461.98	534.70	61,596.93
35	73.27	461.43	534.70	61,524.21
36	73.82	460.88	534.70	61,450.94
37	74.37	460.33	534.70	61,377.12
38	74.93	459.77	534.70	61,302.74
39	75.49	459.21	534.70	61,227.81

40	76.06	458.64	534.70	61,152.32
41	76.63	458.07	534.70	61,076.26
42	77.20	457.50	534.70	60,999.63
43	77.78	456.92	534.70	60,922.43
44	78.37	456.33	534.70	60,844.64
45	78.95	455.75	534.70	60,766.28
46	79.55	455.15	534.70	60,687.32
47	80.14	454.56	534.70	60,607.77
48	80.74	453.96	534.70	60,527.63
49	81.35	453.35	534.70	60,446.89
50	81.96	452.74	534.70	60,365.54
51	82.57	452.13	534.70	60,283.58
52	83.19	451.51	534.70	60,201.00
53	83.82	450.88	534.70	60,117.81
54	84.45	450.25	534.70	60,033.99
55	85.08	449.62	534.70	59,949.54
56	85.72	448.98	534.70	59,864.46
57	86.36	448.34	534.70	59,778.74
58	87.01	447.69	534.70	59,692.38
59	87.66	447.04	534.70	59,605.37
60	88.32	446.38	534.70	59,517.71
61	88.98	445.72	534.70	59,429.39
62	89.65	445.05	534.70	59,340.41
63	90.32	444.38	534.70	59,250.76
64	91.00	443.70	534.70	59,160.44
65	91.68	443.02	534.70	59,069.44
66	92.37	442.33	534.70	58,977.76
67	93.06	441.64	534.70	58,885.40
68	93.76	440.94	534.70	58,792.33
69	94.46	440.24	534.70	58,698.58
70	95.17	439.53	534.70	58,604.11
71	95.88	438.82	534.70	58,508.94
72	96.60	438.10	534.70	58,413.06
73	97.33	437.37	534.70	58,316.45
74	98.06	436.64	534.70	58,219.13
75	98.79	435.91	534.70	58,121.07
76	99.53	435.17	534.70	58,022.27
77	100.28	434.42	534.70	57,922.74
78	101.03	433.67	534.70	57,822.46
79	101.79	432.91	534.70	57,721.42
80	102.55	432.15	534.70	57,619.63
81	103.32	431.38	534.70	57,517.08
82	104.10	430.60	534.70	57,413.76
83	104.88	429.82	534.70	57,309.66
84	105.67	429.04	534.70	57,204.78
85	106.46	428.24	534.70	57,099.11
86	107.26	427.44	534.70	56,992.65

87	108.06	426.64	534.70	56,885.40
88	108.87	425.83	534.70	56,777.34
89	109.69	425.01	534.70	56,668.46
90	110.51	424.19	534.70	56,558.78
91	111.34	423.36	534.70	56,448.26
92	112.17	422.53	534.70	56,336.92
93	113.02	421.69	534.70	56,224.75
94	113.86	420.84	534.70	56,111.73
95	114.72	419.98	534.70	55,997.87
96	115.58	419.12	534.70	55,883.15
97	116.44	418.26	534.70	55,767.57
98	117.32	417.38	534.70	55,651.13
99	118.20	416.50	534.70	55,533.81
100	119.08	415.62	534.70	55,415.61
101	119.98	414.72	534.70	55,296.53
102	120.88	413.82	534.70	55,176.55
103	121.78	412.92	534.70	55,055.67
104	122.70	412.00	534.70	54,933.89
105	123.62	411.08	534.70	54,811.19
106	124.54	410.16	534.70	54,687.57
107	125.48	409.22	534.70	54,563.03
108	126.42	408.28	534.70	54,437.55
109	127.37	407.33	534.70	54,311.13
110	128.32	406.38	534.70	54,183.76
111	129.29	405.42	534.70	54,055.44
112	130.26	404.45	534.70	53,926.15
113	131.23	403.47	534.70	53,795.90
114	132.22	402.48	534.70	53,664.66
115	133.21	401.49	534.70	53,532.45
116	134.21	400.49	534.70	53,399.24
117	135.21	399.49	534.70	53,265.03
118	136.23	398.47	534.70	53,129.82
119	137.25	397.45	534.70	52,993.59
120	138.28	396.42	534.70	52,856.34
121	139.32	395.39	534.70	52,718.06
122	140.36	394.34	534.70	52,578.75
123	141.41	393.29	534.70	52,438.38
124	142.47	392.23	534.70	52,296.97
125	143.54	391.16	534.70	52,154.50
126	144.62	390.08	534.70	52,010.95
127	145.70	389.00	534.70	51,866.33
128	146.80	387.90	534.70	51,720.63
129	147.90	386.80	534.70	51,573.83
130	149.01	385.69	534.70	51,425.93
131	150.12	384.58	534.70	51,276.93
132	151.25	383.45	534.70	51,126.80
133	152.39	382.32	534.70	50,975.55
134	153.53	381.17	534.70	50,823.17

135	154.68	380.02	534.70	50,669.64
136	155.84	378.86	534.70	50,514.96
137	157.01	377.69	534.70	50,359.12
138	158.19	376.52	534.70	50,202.11
139	159.37	375.33	534.70	50,043.93
140	160.57	374.13	534.70	49,884.55
141	161.77	372.93	534.70	49,723.99
142	162.99	371.72	534.70	49,562.21
143	164.21	370.49	534.70	49,399.23
144	165.44	369.26	534.70	49,235.02
145	166.68	368.02	534.70	49,069.58
146	167.93	366.77	534.70	48,902.90
147	169.19	365.51	534.70	48,734.97
148	170.46	364.24	534.70	48,565.78
149	171.74	362.96	534.70	48,395.33
150	173.02	361.68	534.70	48,223.59
151	174.32	360.38	534.70	48,050.56
152	175.63	359.07	534.70	47,876.24
153	176.95	357.75	534.70	47,700.61
154	178.27	356.43	534.70	47,523.66
155	179.61	355.09	534.70	47,345.39
156	180.96	353.74	534.70	47,165.78
157	182.32	352.39	534.70	46,984.82
158	183.68	351.02	534.70	46,802.51
159	185.06	349.64	534.70	46,618.82
160	186.45	348.25	534.70	46,433.76
161	187.85	346.85	534.70	46,247.31
162	189.26	345.45	534.70	46,059.47
163	190.68	344.03	534.70	45,870.21
164	192.11	342.60	534.70	45,679.54
165	193.55	341.16	534.70	45,487.43
166	195.00	339.70	534.70	45,293.88
167	196.46	338.24	534.70	45,098.89
168	197.93	336.77	534.70	44,902.43
169	199.42	335.28	534.70	44,704.49
170	200.91	333.79	534.70	44,505.08
171	202.42	332.28	534.70	44,304.16
172	203.94	330.76	534.70	44,101.74
173	205.47	329.23	534.70	43,897.80
174	207.01	327.69	534.70	43,692.33
175	208.56	326.14	534.70	43,485.33
176	210.13	324.58	534.70	43,276.76
177	211.70	323.00	534.70	43,066.64
178	213.29	321.41	534.70	42,854.94
179	214.89	319.81	534.70	42,641.65
180	216.50	318.20	534.70	42,426.76
181	218.12	316.58	534.70	42,210.26
182	219.76	314.94	534.70	41,992.13

183	221.41	313.29	534.70	41,772.37
184	223.07	311.63	534.70	41,550.96
185	224.74	309.96	534.70	41,327.89
186	226.43	308.27	534.70	41,103.15
187	228.13	306.58	534.70	40,876.72
188	229.84	304.86	534.70	40,648.60
189	231.56	303.14	534.70	40,418.76
190	233.30	301.40	534.70	40,187.20
191	235.05	299.65	534.70	39,953.90
192	236.81	297.89	534.70	39,718.85
193	238.59	296.12	534.70	39,482.04
194	240.38	294.33	534.70	39,243.46
195	242.18	292.52	534.70	39,003.08
196	243.99	290.71	534.70	38,760.90
197	245.82	288.88	534.70	38,516.91
198	247.67	287.03	534.70	38,271.08
199	249.53	285.18	534.70	38,023.41
200	251.40	283.30	534.70	37,773.89
201	253.28	281.42	534.70	37,522.49
202	255.18	279.52	534.70	37,269.21
203	257.10	277.61	534.70	37,014.02
204	259.02	275.68	534.70	36,756.93
205	260.97	273.73	534.70	36,497.90
206	262.92	271.78	534.70	36,236.93
207	264.90	269.81	534.70	35,974.01
208	266.88	267.82	534.70	35,709.11
209	268.88	265.82	534.70	35,442.23
210	270.90	263.80	534.70	35,173.35
211	272.93	261.77	534.70	34,902.44
212	274.98	259.72	534.70	34,629.51
213	277.04	257.66	534.70	34,354.53
214	279.12	255.58	534.70	34,077.49
215	281.21	253.49	534.70	33,798.37
216	283.32	251.38	534.70	33,517.15
217	285.45	249.25	534.70	33,233.83
218	287.59	247.11	534.70	32,948.38
219	289.75	244.96	534.70	32,660.79
220	291.92	242.78	534.70	32,371.05
221	294.11	240.59	534.70	32,079.13
222	296.31	238.39	534.70	31,785.02
223	298.54	236.17	534.70	31,488.71
224	300.78	233.93	534.70	31,190.17
225	303.03	231.67	534.70	30,889.39
226	305.30	229.40	534.70	30,586.36
227	307.59	227.11	534.70	30,281.06
228	309.90	224.80	534.70	29,973.47
229	312.22	222.48	534.70	29,663.56
230	314.57	220.14	534.70	29,351.34

231	316.93	217.78	534.70	29,036.77
232	319.30	215.40	534.70	28,719.85
233	321.70	213.00	534.70	28,400.54
234	324.11	210.59	534.70	28,078.85
235	326.54	208.16	534.70	27,754.74
236	328.99	205.71	534.70	27,428.20
237	331.46	203.24	534.70	27,099.20
238	333.94	200.76	534.70	26,767.75
239	336.45	198.25	534.70	26,433.80
240	338.97	195.73	534.70	26,097.36
241	341.51	193.19	534.70	25,758.38
242	344.08	190.63	534.70	25,416.87
243	346.66	188.05	534.70	25,072.79
244	349.26	185.45	534.70	24,726.14
245	351.88	182.83	534.70	24,376.88
246	354.51	180.19	534.70	24,025.01
247	357.17	177.53	534.70	23,670.49
248	359.85	174.85	534.70	23,313.32
249	362.55	172.15	534.70	22,953.47
250	365.27	169.43	534.70	22,590.92
251	368.01	166.69	534.70	22,225.65
252	370.77	163.93	534.70	21,857.64
253	373.55	161.15	534.70	21,486.87
254	376.35	158.35	534.70	21,113.32
255	379.17	155.53	534.70	20,736.97
256	382.02	152.68	534.70	20,357.79
257	384.88	149.82	534.70	19,975.78
258	387.77	146.93	534.70	19,590.89
259	390.68	144.02	534.70	19,203.12
260	393.61	141.09	534.70	18,812.44
261	396.56	138.14	534.70	18,418.84
262	399.53	135.17	534.70	18,022.28
263	402.53	132.17	534.70	17,622.74
264	405.55	129.15	534.70	17,220.21
265	408.59	126.11	534.70	16,814.66
266	411.66	123.05	534.70	16,406.07
267	414.74	119.96	534.70	15,994.41
268	417.85	116.85	534.70	15,579.67
269	420.99	113.71	534.70	15,161.81
270	424.15	110.56	534.70	14,740.83
271	427.33	107.38	534.70	14,316.68
272	430.53	104.17	534.70	13,889.35
273	433.76	100.94	534.70	13,458.82
274	437.01	97.69	534.70	13,025.06
275	440.29	94.41	534.70	12,588.05
276	443.59	91.11	534.70	12,147.76
277	446.92	87.78	534.70	11,704.16
278	450.27	84.43	534.70	11,257.24

279	453.65	81.05	534.70	10,806.97
280	457.05	77.65	534.70	10,353.32
281	460.48	74.22	534.70	9,896.27
282	463.93	70.77	534.70	9,435.79
283	467.41	67.29	534.70	8,971.86
284	470.92	63.78	534.70	8,504.44
285	474.45	60.25	534.70	8,033.53
286	478.01	56.69	534.70	7,559.08
287	481.59	53.11	534.70	7,081.07
288	485.21	49.50	534.70	6,599.47
289	488.84	45.86	534.70	6,114.27
290	492.51	42.19	534.70	5,625.42
291	496.20	38.50	534.70	5,132.91
292	499.93	34.78	534.70	4,636.71
293	503.68	31.03	534.70	4,136.78
294	507.45	27.25	534.70	3,633.10
295	511.26	23.44	534.70	3,125.65
296	515.09	19.61	534.70	2,614.39
297	518.96	15.74	534.70	2,099.30
298	522.85	11.85	534.70	1,580.34
299	526.77	7.93	534.70	1,057.49
300	530.72	3.98	534.70	530.72
	63,715.92	96,694.59	160,410.51 *	

Comisia:

1. Ec. Zaharia Costel- presedinte
2. Ing. Tartian Nelu - membru
3. Ing. Nechifor Florin - membru
4. jr. Voinescu Mihaela - membru
5. ec. Solomon Monica - membru

am luat la cunostinta si aproba
de rambursare

13.11.2023

Președinte de ședință,
Cristinel Popa



Secretar general
Monica Dumitrașcu